



PATENTS

IN THE UNITED STATES PATENT AND TRADEMARK OFFICE

In re application of:)
Paul Foster and Richard Warshauer)
Serial No.: 09/766,727)
Filed: January 22, 2001)
Title: Method and System for Completing a Lease)
for Real Property in an On-line Computing)
Environment)

PRELIMINARY AMENDMENT

Commissioner of Patents
Washington, DC 20231

Dear Sir:

Applicants filed the above-referenced non-provisional patent application on January 22, 2001, claiming priority to a corresponding provisional patent application, U.S. Provisional Patent Application No. 60/252,285, filed on November 20, 2000.

At the time of the filing of this non-provisional application, Applicants had not yet received from the Patent Office formal notice of the assignment of a serial number to the corresponding provisional patent application. Although Applicants claim priority to the earlier filing date for the corresponding provisional patent application, as evidenced by the Declarations shown in Exhibit A, neither the present application nor the Declarations identified the serial

I hereby certify that this correspondence is being deposited with the United States Postal Service as first class mail in an envelope addressed to: Commissioner of Patents, Washington, D.C. 20231, on March 21, 2001.

W. Scott Petty, Reg. No. 35,645



number for the provisional patent application because this information was unavailable to the
Applicants at the time of the non-provisional application filing.

In view of the foregoing, Applicants submit an amendment to the specification of the present patent application to confirm the priority claim under 35 USC §119(e) to the corresponding provisional patent application, as follows:

Amendment

Page 1, Line 3, please insert the following paragraph:

RELATED APPLICATION

--Applicants claim priority under 35 USC §119(e) to U.S. Provisional Application Serial No. 60/252,285, filed November 20, 2000, entitled "Completing a Lease for Real Property in an On-line Computing Environment", the disclosure of which is fully incorporated herein by reference.--

Remarks

Applicants have amended the above-referenced non-provisional patent application to include a reference to a priority claim for a corresponding provisional patent application, Serial No. 60/252,285, entitled "Completing a Lease for Real Property in an On-line Computing Environment." Applicants respectfully request that the Examiner amend the present application to include this priority claim on Page 1 of the application. Applicants also submit herewith replacement Declarations of Inventorship, shown on Exhibit B, identifying the cited provisional patent application by serial number. The replacement Declarations support the priority claim submitted in the original Declarations of Inventorship executed by the inventors and provided to the Patent Office in connection with the non-provisional patent application filing.



Serial No. 09/766,727

Applicants appreciate the assistance provided by the Patent Office to confirm the priority claim. Applicants respectfully request entry of the amendment and examination of the application as amended. In the event that an issue can be addressed in a telephone conference, please contact the undersigned at 404.572.2888.

Respectfully submitted,



W. Scott Petty
Reg. No. 35,645

King & Spalding
45th Floor
191 Peachtree Street, N.E.
Atlanta, Georgia 30303
404.572.4600
K&S Docket: 21300.105003

09766727-01603403



DECLARATION AND POWER OF ATTORNEY

Attorney's Docket No. 21300.105003

For Application of: Paul Foster, Richard Warshauer

As a below named inventor, I hereby declare that my residence, post office address and citizenship are as stated below next to my name. I believe I am a original, first and sole inventor of the subject matter which is claimed and for which a patent is sought on the invention entitled: **Method and System for Completing a Lease for Real Property in an Online Computing Environment**, the specification of which is attached hereto.

I hereby state that I have reviewed and understand the contents of the above-identified specification, including the claims, as amended by any amendment referred to above. I do not know and do not believe that the same was ever known or used by others in the United States of America before my or our invention thereof, or patented or described in any printed publication in any country before my or our invention thereof or more than one year prior to the date of this application. I further state that the invention was not in public use or on sale in the United States of America more than one year prior to the date of this application. *I understand that I have a duty of candor and good faith toward the Patent and Trademark Office*, and I acknowledge the duty to disclose information which is material to the examination of this application in accordance with Title 37, Code of Federal Regulations, §1.56.

I hereby claim foreign priority benefits under Title 35, United States Code, §119 (a)-(d) of the foreign application(s) for patent or inventor's certificate listed below, and have also identified below any foreign application for patent or inventor's certificate disclosing subject matter in common with the above-identified specification and having a filing date before that of the application on which priority is claimed:

<u>Application No.</u>	<u>Country</u>	<u>Filing Date</u>	<u>Priority Claimed Under 35 USC §119</u>
None			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X

I hereby claim the benefit under Title 35, United States Code, § 119(e) of any United States provisional application(s) listed below:

<u>November 20, 2000</u> (Application No.)	<u>November 20, 2000</u> (Filing Date)	<u>(Application No.)</u>	<u>(Filing Date)</u>
---	---	--------------------------	----------------------

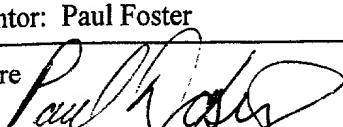
I hereby claim the benefit under Title 35, United States Code, §120 of any United States application(s) listed below and, insofar as the subject matter disclosed and claimed in the present application is not disclosed in the prior United States application in the manner provided by the first paragraph of Title 35, United States Code §112, I acknowledge the duty to disclose material information as defined in Title 37, Code of Federal Regulations, §1.56 which became available between the filing date of the prior application and the national or PCT international filing date of this application:

<u>Application Serial No.</u>	<u>Filing Date</u>	<u>Status: patented, pending, abandoned</u>
None		

I further declare that all statements made herein of my own knowledge are true and that all statements made on information and belief are believed to be true; and further that these statement were made with the knowledge that willful false statements and the like so made are punishable by fine or imprisonment, or both, under Section 1001 of Title 18 of the United States Code, and that such willful false statements may jeopardize the validity of the application or any patents issuing thereon.

POWER OF ATTORNEY: The following are hereby appointed to prosecute this application and transact all business in the Patent and Trademark Office connected therewith: Sherry M. Knowles-33,052; W. Scott Petty-35,645; Clark G. Sullivan-36,942; Holmes J. Hawkins-38,913; Steven P. Wigmore-40,447; Curtis L. Doster-41,714; Charles Vorndran-45,315; Lisa K. Norton-44,977; Hoang M. Vo-47,158.

Send correspondence to: **King & Spalding, Customer No. 20786
191 Peachtree Street, N.E., 45th Floor
Atlanta, Georgia 30303** Direct telephone calls at (404) 572-4600
W. Scott Petty

Full name of inventor: Paul Foster	EXHIBIT	Citizenship: Australian
Inventor's signature: 	Blumberg No. 5119	Date: 1/17/01
Residence and Post Office Address: 29 West 74 th St., #3A, New York, NY	A	



MAR 23 2001

DECLARATION AND POWER OF ATTORNEY

Attorney's Docket No. 21300.105003

In re Application of: Paul Foster, Richard Warshauer

As a below named inventor, I hereby declare that my residence, post office address and citizenship are as stated below next to my name. I believe I am a original, first and sole inventor of the subject matter which is claimed and for which a patent is sought on the invention entitled: **Method and System for Completing a Lease for Real Property in an Online Computing Environment**, the specification of which is attached hereto.

I hereby state that I have reviewed and understand the contents of the above-identified specification, including the claims, as amended by any amendment referred to above. I do not know and do not believe that the same was ever known or used by others in the United States of America before my or our invention thereof, or patented or described in any printed publication in any country before my or our invention thereof or more than one year prior to the date of this application. I further state that the invention was not in public use or on sale in the United States of America more than one year prior to the date of this application. *I understand that I have a duty of candor and good faith toward the Patent and Trademark Office*, and I acknowledge the duty to disclose information which is material to the examination of this application in accordance with Title 37, Code of Federal Regulations, §1.56.

I hereby claim foreign priority benefits under Title 35, United States Code, §119 (a)-(d) of the foreign application(s) for patent or inventor's certificate listed below, and have also identified below any foreign application for patent or inventor's certificate disclosing subject matter in common with the above-identified specification and having a filing date before that of the application on which priority is claimed:

<u>Application No.</u>	<u>Country</u>	<u>Filing Date</u>	<u>Priority Claimed Under 35 USC §119</u>
None			Yes _____ No <input checked="" type="checkbox"/> X

I hereby claim the benefit under Title 35, United States Code, § 119(e) of any United States provisional application(s) listed below:

<u>Application No.</u>	<u>Filing Date</u>	<u>(Application No.)</u>	<u>(Filing Date)</u>
November 20, 2000 (Application No.)	(Filing Date)		

I hereby claim the benefit under Title 35, United States Code, §120 of any United States application(s) listed below and, insofar as the subject matter disclosed and claimed in the present application is not disclosed in the prior United States application in the manner provided by the first paragraph of Title 35, United States Code §112, I acknowledge the duty to disclose material information as defined in Title 37, Code of Federal Regulations, §1.56 which became available between the filing date of the prior application and the national or PCT international filing date of this application:

<u>Application Serial No.</u>	<u>Filing Date</u>	<u>Status: patented, pending, abandoned</u>
None		

I further declare that all statements made herein of my own knowledge are true and that all statements made on information and belief are believed to be true; and further that these statement were made with the knowledge that willful false statements and the like so made are punishable by fine or imprisonment, or both, under Section 1001 of Title 18 of the United States Code, and that such willful false statements may jeopardize the validity of the application or any patents issuing thereon.

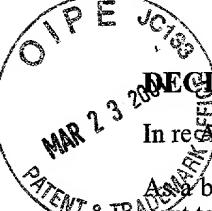
POWER OF ATTORNEY: The following are hereby appointed to prosecute this application and transact all business in the Patent and Trademark Office connected therewith: Sherry M. Knowles-33,052; W. Scott Petty-35,645; Clark G. Sullivan-36,942; Holmes J. Hawkins-38,913; Steven P. Wigmore-40,447; Curtis L. Doster-41,714; Charles Vorndran-45,315; Lisa K. Norton-44,977; Hoang M. Vo-47,158.

Send correspondence to: King & Spalding, Customer No. 20786
191 Peachtree Street, N.E., 45th Floor
Atlanta, Georgia 30303

Direct telephone calls at (404) 572-4600

W. Scott Petty

Full name of inventor: Richard Warshauer	Citizenship: U.S.
Inventor's signature 	Date: 1/14/00
Residence and Post Office Address: 515 East 72 nd St., New York, NY 10021	

**DECLARATION AND POWER OF ATTORNEY**

Attorney's Docket No. 21300.105003

In re Application of: **Paul Foster, Richard Warshauer**

As a below named inventor, I hereby declare that my residence, post office address and citizenship are as stated below next to my name. I believe I am a original, first and joint inventor of the subject matter which is claimed and for which a patent is sought on the invention entitled: **Method and System for Completing a Lease for Real Property in an Online Computing Environment**, the specification of which is attached hereto.

I hereby state that I have reviewed and understand the contents of the above-identified specification, including the claims, as amended by any amendment referred to above. I do not know and do not believe that the same was ever known or used by others in the United States of America before my or our invention thereof, or patented or described in any printed publication in any country before my or our invention thereof or more than one year prior to the date of this application. I further state that the invention was not in public use or on sale in the United States of America more than one year prior to the date of this application. *I understand that I have a duty of candor and good faith toward the Patent and Trademark Office*, and I acknowledge the duty to disclose information which is material to the examination of this application in accordance with Title 37, Code of Federal Regulations, §1.56.

I hereby claim foreign priority benefits under Title 35, United States Code, §119 (a)-(d) of the foreign application(s) for patent or inventor's certificate listed below, and have also identified below any foreign application for patent or inventor's certificate disclosing subject matter in common with the above-identified specification and having a filing date before that of the application on which priority is claimed:

<u>Application No.</u>	<u>Country</u>	<u>Filing Date</u>	<u>Priority Claimed Under 35 USC §119</u>
None			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X

I hereby claim the benefit under Title 35, United States Code, § 119(e) of any United States provisional application(s) listed below:

60/252,285 (Application No.)	November 20, 2000 (Filing Date)	(Application No.)	(Filing Date)
---------------------------------	------------------------------------	-------------------	---------------

I hereby claim the benefit under Title 35, United States Code, §120 of any United States application(s) listed below and, insofar as the subject matter disclosed and claimed in the present application is not disclosed in the prior United States application in the manner provided by the first paragraph of Title 35, United States Code §112, I acknowledge the duty to disclose material information as defined in Title 37, Code of Federal Regulations, §1.56 which became available between the filing date of the prior application and the national or PCT international filing date of this application:

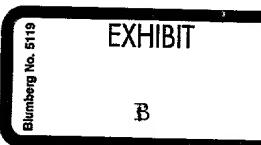
<u>Application Serial No.</u>	<u>Filing Date</u>	<u>Status: patented, pending, abandoned</u>
None		

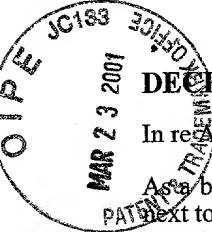
I further declare that all statements made herein of my own knowledge are true and that all statements made on information and belief are believed to be true; and further that these statement were made with the knowledge that willful false statements and the like so made are punishable by fine or imprisonment, or both, under Section 1001 of Title 18 of the United States Code, and that such willful false statements may jeopardize the validity of the application or any patents issuing thereon.

POWER OF ATTORNEY: The following are hereby appointed to prosecute this application and transact all business in the Patent and Trademark Office connected therewith: Sherry M. Knowles-33,052; W. Scott Petty-35,645; Clark G. Sullivan-36,942; Holmes J. Hawkins-38,913; Steven P. Wigmore-40,447; Curtis L. Doster-41,714; Charles Vorndran-45,315; Lisa K. Norton-44,977; Hoang M. Vo-47,158.

Send correspondence to: **King & Spalding, Customer No. 20786
191 Peachtree Street, N.E., 45th Floor
Atlanta, Georgia 30303** Direct telephone calls at **(404) 572-4600**
W. Scott Petty

Full name of inventor: Paul Foster	Citizenship: Australian
Inventor's signature	Date:
Residence and Post Office Address: 29 West 74 th Street, #3A, New York, NY	

REPLACEMENT SHEET

**DECLARATION AND POWER OF ATTORNEY**

Attorney's Docket No. 21300.105003

In re Application of: **Paul Foster, Richard Warshauer**

As a below named inventor, I hereby declare that my residence, post office address and citizenship are as stated below next to my name. I believe I am a original, first and joint inventor of the subject matter which is claimed and for which a patent is sought on the invention entitled: **Method and System for Completing a Lease for Real Property in an Online Computing Environment**, the specification of which is attached hereto.

I hereby state that I have reviewed and understand the contents of the above-identified specification, including the claims, as amended by any amendment referred to above. I do not know and do not believe that the same was ever known or used by others in the United States of America before my or our invention thereof, or patented or described in any printed publication in any country before my or our invention thereof or more than one year prior to the date of this application. I further state that the invention was not in public use or on sale in the United States of America more than one year prior to the date of this application. *I understand that I have a duty of candor and good faith toward the Patent and Trademark Office*, and I acknowledge the duty to disclose information which is material to the examination of this application in accordance with Title 37, Code of Federal Regulations, §1.56.

I hereby claim foreign priority benefits under Title 35, United States Code, §119 (a)-(d) of the foreign application(s) for patent or inventor's certificate listed below, and have also identified below any foreign application for patent or inventor's certificate disclosing subject matter in common with the above-identified specification and having a filing date before that of the application on which priority is claimed:

<u>Application No.</u>	<u>Country</u>	<u>Filing Date</u>	<u>Priority Claimed Under 35 USC §119</u>
None			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X

I hereby claim the benefit under Title 35, United States Code, § 119(e) of any United States provisional application(s) listed below:

60/252,285 (Application No.)	November 20, 2000 (Filing Date)	(Application No.)	(Filing Date)
---------------------------------	------------------------------------	-------------------	---------------

I hereby claim the benefit under Title 35, United States Code, §120 of any United States application(s) listed below and, insofar as the subject matter disclosed and claimed in the present application is not disclosed in the prior United States application in the manner provided by the first paragraph of Title 35, United States Code §112, I acknowledge the duty to disclose material information as defined in Title 37, Code of Federal Regulations, §1.56 which became available between the filing date of the prior application and the national or PCT international filing date of this application:

<u>Application Serial No.</u>	<u>Filing Date</u>	<u>Status: patented, pending, abandoned</u>
None		

I further declare that all statements made herein of my own knowledge are true and that all statements made on information and belief are believed to be true; and further that these statement were made with the knowledge that willful false statements and the like so made are punishable by fine or imprisonment, or both, under Section 1001 of Title 18 of the United States Code, and that such willful false statements may jeopardize the validity of the application or any patents issuing thereon.

POWER OF ATTORNEY: The following are hereby appointed to prosecute this application and transact all business in the Patent and Trademark Office connected therewith: Sherry M. Knowles-33,052; W. Scott Petty-35,645; Clark G. Sullivan-36,942; Holmes J. Hawkins-38,913; Steven P. Wigmore-40,447; Curtis L. Doster-41,714; Charles Vorndran-45,315; Lisa K. Norton-44,977; Hoang M. Vo-47,158.

Send correspondence to: **King & Spalding, Customer No. 20786
191 Peachtree Street, N.E., 45th Floor
Atlanta, Georgia 30303** Direct telephone calls at **(404) 572-4600**
W. Scott Petty

Full name of inventor: Richard Warshauer	Citizenship: U.S.
Inventor's signature	Date:
Residence and Post Office Address: 515 East 72nd St., New York , NY 10021	